



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE PLANNING BOARD MEETING
18 July 2013

Approved
8/1/13

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	Gerard Levesque	X		
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith			
David Silcocks, Member	X	John Blackwood			
Dick DesRoches, Member	X				

Also present were: Chris McKay, Ashley McKay, Aaron Lizotte, Bryan Berlind, & Joel Ducharme.

Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. G Levesque was seated for T Dube who arrived after the meeting started.

PUBLIC COMMENT

- None

PUBLIC HEARINGS

1. Boundary Line Adjustment for Karen T Jones, Acton Ridge Road, Tax Map 108- 15 & 16. The Boundary Line Adjustment proposes to adjust 2 lots both owned by Karen T Jones by enlarging TM 108-16 to become conforming while keeping TM 108-15 a conforming parcel.
2. Bryan Berlind and other parties came forward to sit at the front table. Mr Berlind gave an introduction and explained the boundary line adjustment TM 108-16 is currently 2.2 acres and will become 5.9 acres with 3.21 acres of upland and will have over 420 feet of road frontage. TM 108-15 is currently 32 acres and will become 26 acres with over 7.01 acres of upland and 51 feet of road frontage. Both lots will become conforming lots.
3. Access to TM 108-15 is and will remain from Old Acton Ridge Road. Ownership of the Old Acton Ridge Road was not determined; however any option for ownership includes their right to access over the old roadbed.

MOTION: To accept the Boundary Line Adjustment Application as complete.
 Made by: Gerry Levesque
 Seconded by: David Silcocks
 Discussion: None
 Vote: 5-0 in favor of the motion

4. Chairman Royle opened the public input portion of the hearing. Hearing none, the public input was closed.
5. The access and any potential problems were discussed, no resolution is possible this evening because town records are out of town being rebound and are unavailable. The portion of Old Acton Ridge Road is most likely either still owned, but not maintained, by the Town or reverted back to the owners, which would include Ms Jones (or previous owners.)
6. T Dube suggested creating an easement over TM 108-15 to access the rear section of upland on TM 108-16. All Agreed and Mr Berling stated that he would place a 20 foot wide easement on the final plan.

MOTION: To approve the Boundary Line Adjustment Application for Karen T Jones on Acton Ridge Road with the following conditions: 1. New property corners would be set and shown on the final plan and 2. Wetland Certification of Greg Howard would be on the final plan.

Made by: Dick DesRoches

Seconded by: David Silcocks

Discussion: None

Vote: 5-0 in favor of the motion

BOARD BUSINESS

7. Surface Drainage Updates. Beginning with FB Environmental suggested updates, the PB reviewed 3.18, Section B. D DesRoches brought a copy of that section for review. Concern was raised about the wording "or where the Board feels that surface water runoff to be created by the site should be controlled" and whether or not this could create problems of selective enforcement and was removed feeling that the other wording in the section would allow the enforcement of the section wherever needed.
8. The 20' no disturbance buffer was supported by all members. Discussion ensued as to whether it would be more effective in the Zoning ordinance, but the consensus was to place it in the Site Plan & Subdivision Regulations until such time as it could become part of the Zoning Ordinance.
9. T Dube is against adding any regulations. Give the regulations we have a chance to work. The cost of building is too expensive now because of all the existing regulations and the regulations are not fixing the biggest problems that we have with our lakes.
10. People are becoming more educated about Best Management Practice's around our lakes. Continuing to educate is important. Our Zoning should better protect our water resources. We may want to require roof water to be infiltrated in our Zoning Ordinance. Placing it in our Zoning Ordinance will allow it to be enforced on all construction around our lakes.
11. The PB feels that our biggest lake pollution problems come from existing roads and drainage runoff. The town needs to find a way to address these areas, many of which are located on private roads. Brackett Road, a town road, has been a good example of where improvements have been made to existing road drainage. N Fogg was directed to check with the town

attorney for a possible way to assess an impact fee, or other means, to be able to help private road associations fix existing runoff issues that greatly affect our lakes.

12. Also the idea of giving temporary tax breaks to waterfront property owners who are willing to upgrade their septic systems to new, state approved systems.

13. Boucher Subdivision Extension. Mr Boucher would like to extend his subdivision approval for 12 months, hopefully to give Moose Mountain Regional Greenways sufficient time to obtain funding to purchase a conservation easement from him thus eliminating the subdivision.

MINUTES

- Tabled

CORRESPONDENCE

- None

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:54 pm
Made by:	Gerry Levesque
Seconded by:	David Silcocks
Discussion:	None
Vote:	5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg
Town of Wakefield NH
Land Use Clerk